
April 24, 2026

Township of West Orange Planning Board
66 Main Street
West Orange, NJ 07052

Re: Application No. PB 26-03
 Crestmont Country Club, Inc.
 Preliminary and Final Major Site Plan with “C” Variances – Review #1
 750 Eagle Rock Avenue
 Block 174, Lot 1.01
 Our File No. 115.WRP0174.V03

Dear Planning Board Members:

Our office has received for review the following documents which were submitted in support of the above referenced application for Preliminary and Final Major Site Plan approval with “C” variances:

- Preliminary & Final Major Site Plan drawings (36 sheets) prepared by John Cote, PE with Langan Engineering and Environmental Services, LLC of Parsippany, New Jersey dated February 12, 2026.
- Preliminary Roadway Improvement Plan drawings (22 sheets) prepared by Karl A. Pehnke, PE with Langan Engineering and Environmental Services, LLC dated February 12, 2026.
- Tree Restoration Plan drawings (4 sheets) prepared by Daniel Badgley, PLA with Langan Engineering and Environmental Services, LLC dated February 12, 2026.
- Steep Slope Analysis Plan drawings (4 sheets) prepared by John Cote, PE with Langan Engineering and Environmental Services, LLC dated February 12, 2026.
- Right of Way & Partial Site Survey drawings (6 sheets) prepared by Matthew Sipple, PLS with Langan Engineering and Environmental Services, LLC dated February 11, 2026.
- Stormwater Management Report prepared by John Cote, PE and Michael Vitello, PE with Langan Engineering and Environmental Services, LLC dated February 12, 2026.
- Stormwater Operation & Maintenance Manual prepared by John Cote, PE and Michael Vitello, PE with Langan Engineering and Environmental Services, LLC dated February 12, 2026.
- Traffic Signal Design Report prepared by Karl A. Pehnke, PE and Eric J. Vilorio, PE with Langan Engineering and Environmental Services, LLC dated January 21, 2026.
- Environmental Impact Statement prepared by Langan Engineering and Environmental Services, LLC dated February 12, 2026.
- Site Plan Submission Checklist Waiver Request Letter prepared by John Cote, PE, LEED AP with Langan Engineering and Environmental Services, LLC dated March 10, 2026.

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- Variance Request Narrative dated March 10, 2026.
 - Tree Removal and Replacement Permit Application Support Letter prepared by Daniel Badgley, PLA, ASLA, PP, WEDG and John Cote, PE, LEED AP with Langan Engineering and Environmental Services, LLC dated March 10, 2026.
 - Township of West Orange Planning Board Application Form, Site Plan/Subdivision Checklist and Sustainability Checklist Form.
 - Tree Removal and Replacement Permit Application.
 - List of Owners within 200 feet of Block 174, Lot 1.01 from the Borough of Roseland Tax Assessor, the Township of Livingston Tax Assessor and the Township of West Orange Tax Assessor.
 - Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated February 11, 2026, which states that the taxes on Block 174, Lot 1.01 are paid until April 30, 2026.
 - Township of West Orange Planning Board Resolution PB 23-06 memorialized July 19, 2023, which granted the Applicant Minor Site Plan Approval to construct three (3) pickleball courts adjacent to the existing tennis courts on-site.
 - Township of West Orange Zoning Board Resolution ZB 24-07 memorialized November 21, 2024, which granted the Applicant Use Variance and Minor Site Plan Approval to construct a modular dwelling on-site for seasonal employees.

We have reviewed the information submitted in support of this application and offer the following comments:

A. PROJECT DESCRIPTION

The property in question, Block 174, Lot 1.01, is an irregularly shaped tract with frontage along Eagle Rock Avenue and Laurel Avenue. The property is located within the R-2 Single Family Residential Zone and has an area of approximately 146.7 acres. The property currently contains the majority of the Crestmont Country Club, which also extends into the adjacent municipalities of the Borough of Roseland and the Township of Livingston. The proposed improvements are located entirely within the Township of West Orange.

The Applicant is seeking Preliminary and Final Major Site Plan approval with “C” variances to construct a new driveway from the existing on-site parking area to Eagle Rock Avenue to accommodate the installation of the new traffic signal at the intersection of Eagle Rock Avenue and Oval Road. Additional improvements include modifications to the existing parking area which will provide a total of 288 parking spaces on-site (185 existing parking spaces to remain and 103 proposed parking spaces). Further, the installation of two (2) bioretention basins and one (1) pervious pavement system are proposed to address stormwater management.

B. DESIGN COMMENTS

1. The Applicant has requested the following partial submission waivers from the Site Plan/Subdivision Checklist:
 - a. Item #28 – *All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200’ of site.*
 - b. Item #30 – *Topographical features of subject property from U.S.G.S. map.*

- c. Item #31 – *Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property as follows: up to 3% grade – 1'; 3% + grade – 2'.*
 - d. Item #32 – *Boundary, limits, nature and extent of wooded areas, specimen trees and other significant physical features.*
 - e. Item #33 – *Existing system of drainage of subject site and of any larger tract or basin of which it is a part.*
2. Eagle Rock Avenue is a County Route (CR 611); therefore, the Applicant is required to obtain approval from the Essex County Planning Board for the traffic signal and right-of-way improvements.
 3. The Applicant should address the Board regarding the existing site operations and if there are any proposed changes, specifically regarding deliveries and trash and recyclables pickup.
 4. The Applicant should address the Board regarding compliance with the minimum number of parking spaces required for the site.
 5. The Applicant should address the Board regarding whether any of the EV parking spaces are make-ready. If so, the Applicant should provide testimony regarding the timeline to convert the spaces from make-ready to EVSE.
 6. The Applicant is proposing disturbance on steep slopes greater than 10%. The Applicant should provide testimony to the Board regarding the stability of the steep slopes during construction as well as the long-term safety and stability of the steep slopes after construction is completed. Further, the Applicant should indicate if any slope stabilization measures are proposed.
 7. The plans should be revised to provide the following construction details:
 - a. Electric vehicle charging station/concrete pad.
 - b. 10-foot-wide double swing access gate.

C. STORMWATER MANAGEMENT COMMENTS

1. The proposed development will result in the disturbance of more than 0.5 acres. As a result, this project is classified as a Major Development and is subject to the stormwater management requirements set forth in Section 25-29.4 of the Land Use Regulations.
2. As required under Section 25-29.14 of the Land Use Regulations, the Applicant must file a stormwater permit application to the Township.
3. As required under Section 25-29.4s2 of the Land Use Regulations, the site shall be designed to manage, through on-site retention, the retention storm (or 1/2 of the projected two-year storm per square foot, as reflected in Table 6) at the site or on contiguous properties in common ownership. The plans and report should be revised to demonstrate compliance with this requirement.
4. Revise the existing drainage area map to label the time of concentration flow paths. Labels should include land cover, flow type, length and slope of each segment.
5. Revise the time of concentration calculations for impervious areas. Segments of pervious areas should not be included in the calculations.

6. Revise the time of concentration calculations for pervious areas. Segments of impervious areas should not be included in the calculations.
7. Verify the land slope utilized in the time of concentration calculation for Proposed Watershed PR-1B-D. A slope of 35.2% is indicated, which exceeds the maximum allowable slope of 33%.
8. The Stormwater Management Report indicates that the soil on-site has been reclassified as HSG D. Therefore, the report should be revised to demonstrate compliance with the HSG reclassification procedure outlined under Chapter 12 of the New Jersey BMP Manual.
9. Revise the plans to indicate the soil test pit locations.
10. The bottom of the gravel layer for small-scale bioretention basin 1 is at elevation 530.50, while TP-21 indicates a seasonal high water table elevation of 538.50. Design modifications are required to achieve the minimum separation to the seasonal high water table.
11. The bottom of the gravel layer for small-scale bioretention basin 2 is at elevation 533.50, while TP-11 and TP-12 were terminated at elevations of 536.00 and 540.50. It appears additional soil testing is required to verify that the required minimum separation to the seasonal high water table has been achieved.
12. Two soil profile pits are provided for the pervious pavement system (TP-13 and TP-14). However, TP-14 was terminated at a depth of 1.8 feet. Therefore, an additional soil test appears to be required for the pervious pavement system.
13. Revise the plans and profiles to label the manhole between MH1-3 and OCS1-2.
14. Revise the profile for MH1-15 to MH1-2 to indicate there is an existing 8" HDPE pipe that will be connected to MH1-15.
15. Revise the profile for CB1-23 to EX-MH1-1 to provide inverts for all existing connections to EX-MH1-1.
16. Revise the profile for CB1-15 to FES1-2 to label CB1-14.
17. The Stormwater Operation & Maintenance Manual should be revised to indicate the location of the proposed BMPs in state plane coordinates.
18. The Stormwater Operation & Maintenance Manual and any future revisions shall be recorded upon the deed of record for the property. Prior to recording, the form of the deed must be reviewed and approved by the Planning Board attorney and our office.

D. LANDSCAPING & LIGHTING COMMENTS

1. The plans should be revised to ensure adequate spacing is provided between the proposed retaining wall(s) and deciduous/evergreen trees. Our office recommends a spacing of ten (10) to fifteen (15) feet.
2. The plans should be revised to graphically depict sight triangles to ensure vehicular visibility is not obstructed.
3. The plans should be revised to provide the disposition of open space material such as lawn, sod, mulch, stone, etc.

4. The plans should be revised to graphically depict the limits of proposed mulch beds.
5. The plant schedule should be revised to provide alternative species for the following:
 - a. North Red Oak & Pin Oak – bacterial leaf scorch
 - b. Sugar Maple – climate change stressors
 - c. Dwarf Mugo Pine – diplodia tip blight & sawfly
6. The plant schedule should be revised to provide additional supplemental plantings for ground cover shrubs to avoid monoculture plantings. Our office recommends *Rhus aromatica* 'Gro-Low'.
7. The plant schedule should be revised to provide additional supplemental plantings for River Birches to improve biodiversity. Our office recommends Black gum and Magnolias.
8. The plant schedule should be revised to delineate if the DuraHeat River Birch is single or multi-stem.
9. Note #1 on Sheet 33 regarding the plastic open mesh tree guard detail should be revised to state that only deciduous trees receive the mesh guard, whereas all trees is currently stated.
10. The plans should be revised to provide a whip planting detail.
11. Our office recommends that light fixtures that are not used for security should be dimmed after business hours.

The Applicant is hereby advised that any revised plans or other documents submitted to the Board should be accompanied by a cover letter which addresses each of the comments in this review letter and also details any other changes that have been made to the plans as these may not be readily apparent. The right is reserved to present additional comments pending the receipt of revised plans and/or the testimony of the Applicant before the Board.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very Truly Yours,



ARTHEON

Ryan MacNeill, PE

Planning Board Engineer

cc: Geniece Gary-Adams – Director of Planning & Development/Zoning Official
Zayibeth Carballo, PE, PLS, PP, CME, CFM, CFS – Municipal Engineer
Malvika Apte, PP, AICP – Board Planner
Diana McGovern, Esq. – Board Attorney
Richard Schkolnick, Esq. – Applicant's Attorney
John Cote, PE – Applicant's Engineer
Karl Pehnke, PE – Applicant's Traffic Engineer

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